

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Essex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,757,388**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	81.19 %	95.06 %	27	97.21 %	0	1	
% of Funds Disbursed	75.48 %	89.12 %	27	90.53 %	2	3	
Leveraging Ratio for Rental Activities	3.88	5.15	18	4.97	37	42	
% of Completed Rental Disbursements to All Rental Commitments***	94.95 %	81.29 %	13	85.01 %	47	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.43 %	67.51 %	10	73.71 %	48	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.36 %	83.84 %	7	81.48 %	78	73	
% of 0-30% AMI Renters to All Renters***	77.41 %	45.20 %	3	45.54 %	96	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.68 %	96.34 %	20	96.14 %	26	28	
Overall Ranking:			In State:	6 / 27	Nationally:	78	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,745	\$29,270		\$28,248	810 Units	84.00 %	
Homebuyer Unit	\$23,021	\$17,434		\$15,487	138 Units	14.30 %	
Homeowner-Rehab Unit	\$41,030	\$15,872		\$0	16 Units	1.70 %	
TBRA Unit	\$0	\$8,185		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$67,001	\$128,829	\$42,576
State:*	\$110,560	\$98,679	\$17,615
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	46.8	12.6	25.0	0.0	Single/Non-Elderly:	41.7	32.8	18.8	0.0
Black/African American:	49.0	73.1	75.0	0.0	Elderly:	47.4	5.9	56.3	0.0
Asian:	0.8	0.0	0.0	0.0	Related/Single Parent:	6.6	41.2	25.0	0.0
American Indian/Alaska Native:	0.0	0.8	0.0	0.0	Related/Two Parent:	1.4	13.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0	Other:	3.0	2.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	0.8	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.8	6.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	78.5	25.2	25.0	0.0	Section 8:	48.8	3.4 [#]		
2 Persons:	9.7	29.4	62.5	0.0	HOME TBRA:	1.2			
3 Persons:	2.3	21.8	6.3	0.0	Other:	32.0			
4 Persons:	2.1	8.4	6.3	0.0	No Assistance:	18.0			
5 Persons:	0.8	6.7	0.0	0.0					
6 Persons:	6.4	1.7	0.0	0.0					
7 Persons:	0.3	2.5	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			485	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

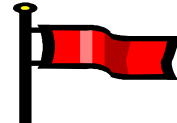
State: NJ

Group Rank: 78
 (Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 0
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	94.95	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	76.43	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	95.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	6.14	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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